



9a/3
Leslie Place
Stockbridge
Edinburgh
EH4 1NF



Attractive and spacious lower ground floor flat in a traditional tenement building located in the popular and sought after Stockbridge residential area which offers an extensive range of local and specialist shops, a Health Centre, Library and a good selection of bars and restaurants. There are excellent schools in the area and for recreational purposes Inverleith Park, the Royal Botanic Gardens, the Water of Leith Walkway and the Glenogle baths are all close by.

The property is within easy walking distance of the city centre and good local bus services run close by.

The accommodation comprises:

- Entrance hall with varnished floors and provides access to all rooms
- Light filled rear facing living room/kitchen with views over the communal rear garden
- Double bedroom with ample space for freestanding furniture
- Naturally lit bathroom with toilet, sink & bath with shower over

Access to the property is through a well-maintained common passage and stair with the added benefit of a security entrance system. Well-maintained communal garden to rear.

EPC Rating- D

Council Tax Band- B

Permit Parking Zone- 5

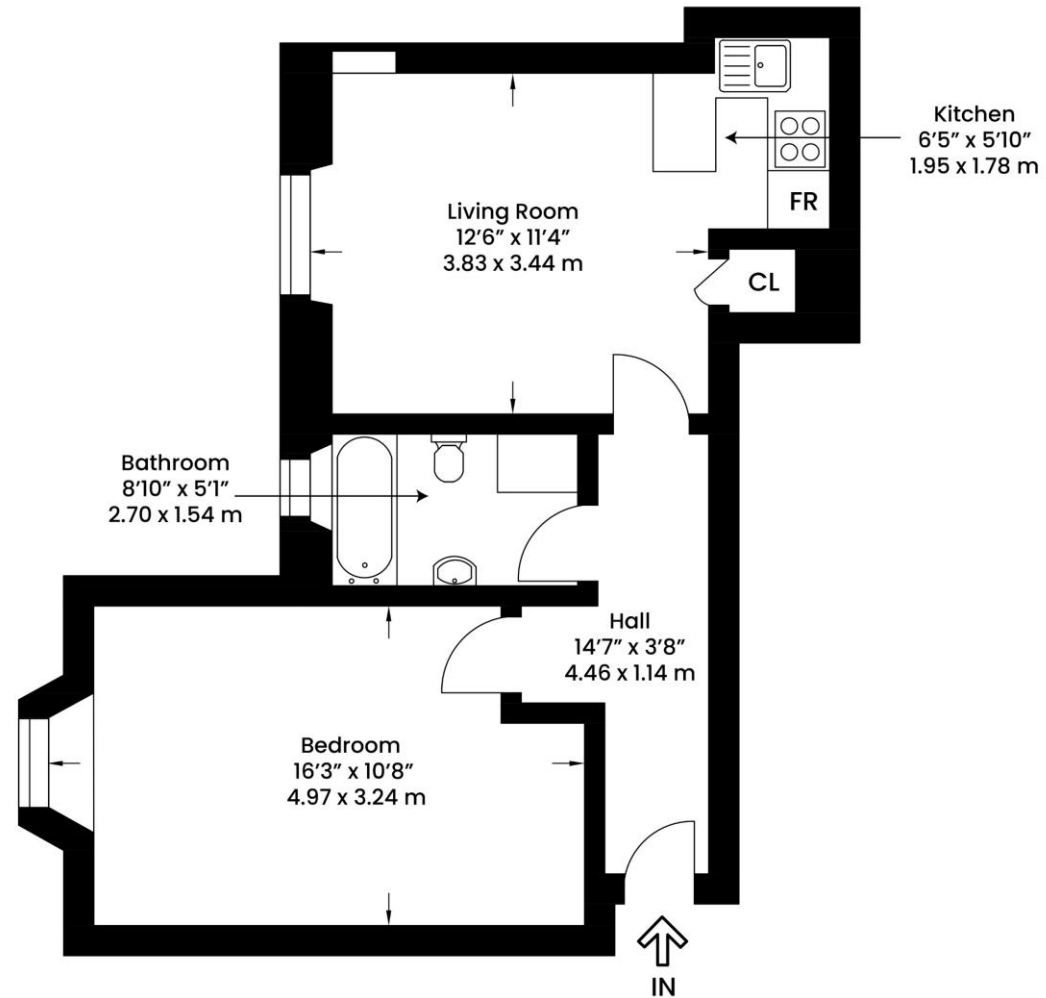


Viewing by appointment on 0131 524 3800









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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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